

FOR SALE



Wright
The **Team**

212DaveSmith.com

212 Dave Smith Crescent

4 BEDS | 4 BATHS



RIVERSIDE SOUTH, SUMMERHILL VILLAGE

Situated at Summerhill Village in Riverside South, only moments from the Rideau River, parks, pathways, a splash pad, and a variety of retail and dining options. This wonderful family home offers a picturesque community and a desirable layout with four bedrooms, four bathrooms, and a fabulous, fully finished lower level that extends the living space.

The main level highlights a bright and open floor plan, with hardwood floors, a neutral colour pallet, and a family room with a natural gas fireplace. The kitchen is beautifully designed with freshly painted cabinetry, a peninsula, granite countertops, mosaic tile backsplash, and stainless-steel appliances.

On the second level, three bedrooms, a 4-pc family bathroom, and convenient laundry amenities are provided. The primary bedroom highlights a walk-in closet and a 5-pc ensuite in the lovely design.

Outside you will enjoy spending time in the fully fenced backyard. This wonderful setting includes perennial gardens, along with a spacious deck that features a pergola and space for outdoor living and dining.

Foyer, Dining Room, Living Room & Kitchen





Updates & Points to Note

- A beautifully maintained family home with four bedrooms and four bathrooms.
- Constructed in 2013 by Claridge Homes.
- A front covered porch is featured that creates a welcoming space.
- A single attached garage is provided with interior access to the home.
- The primary ensuite features a vanity with dual sinks, a shower, bathtub, and tile flooring with underfloor heating.
- The lower level is fully finished and includes a recreation room, a secondary bedroom that benefits from a walk-in closet, and a full bathroom. Ample storage is provided in the unfinished area.
- Located moments from desirable amenities in Riverside South and Barrhaven via the Vimy Memorial Bridge. The property is within close proximity to the Rideau River and Claudette Cain Park.
- All appliances and window treatments are included.



Primary Suite,
Ensuite and
Additional
Bedrooms





Property Dimensions

Main Floor

Foyer: 6'2" x 8'9"
 Living Room: 12'0" x 11'3"
 Dining Room: 12'0" x 12'10"
 Kitchen: 8'4" x 13'7"
 Breakfast Nook: 8'10" x 9'11"
 Family Room: 12'1" x 13'8"
 Bath: 4'7" x 4'10"

Second Level

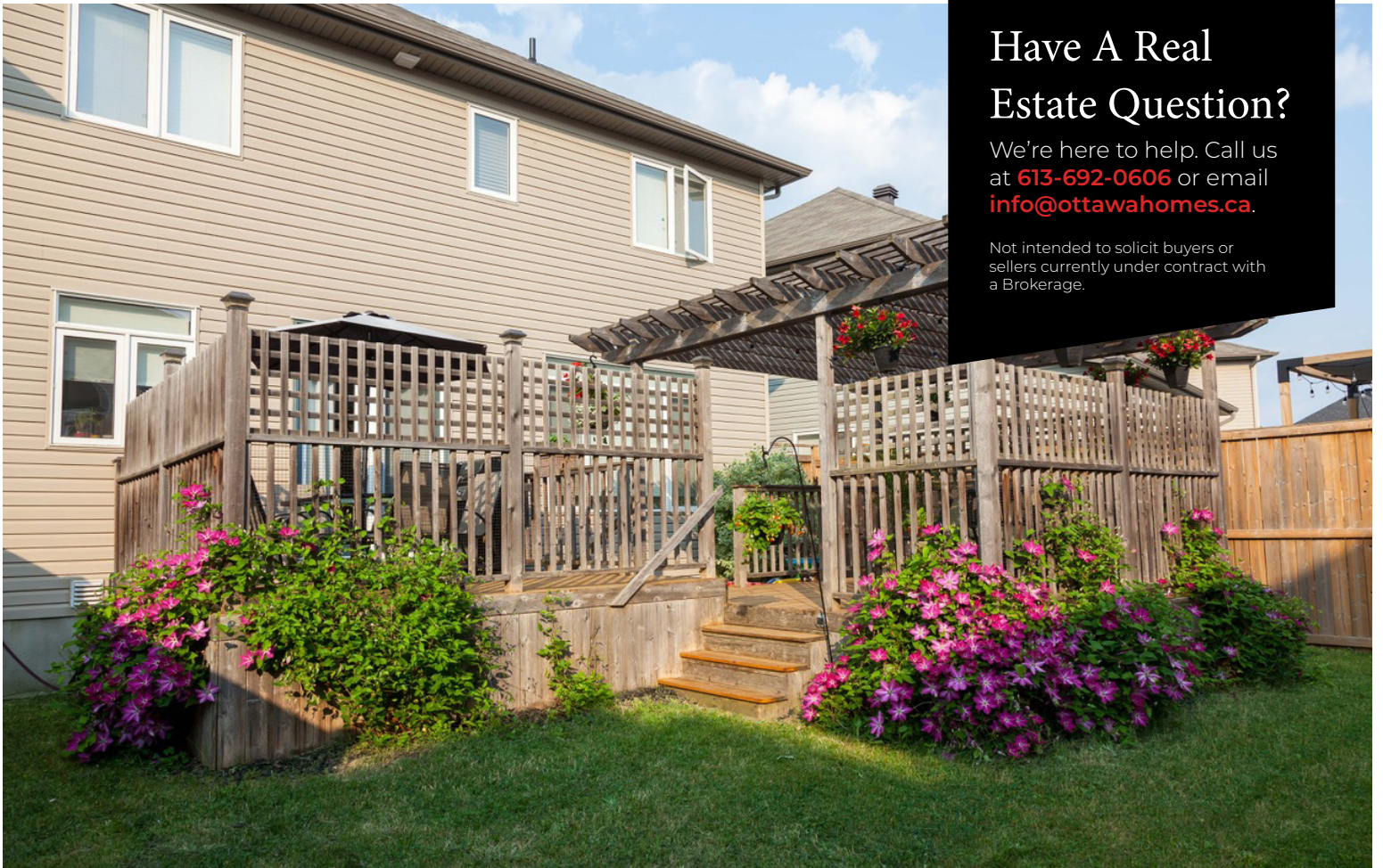
Primary Bedroom: 16'6" x 13'10"
 Walk-in Closet: 6'0" x 6'0"
 Bath/Ensuite: 12'2" x 9'6"
 Bedroom: 9'11" x 15'5"
 Bedroom: 11'0" x 9'11"
 Bath: 7'4" x 6'10"
 Laundry: 2'10" x 7'3"

Lower Level

Recreation Room: 11'1" x 16'0"
 Bedroom: 16'9" x 9'2"
 Walk-in Closet: 5'4" x 4'5"

Bath: 5'4" x 8'7"
 Electrical Room: 10'0" x 15'8"
 Storage: 10'9" x 11'11"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email info@ottawahomes.ca.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 4

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Riverside South, Summerhill Village

Lot Size: 37.04 ft x 91.77 ft

Taxes/Year: \$5,111.11 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2013 / Approximately

Utilities:

Approximate Hydro Expense: \$1,800 per year (2023).

Approximate Enbridge Gas Expense: \$2,080 per year (2023).

Approximate Water and Sewer Expense: \$1,100 per year (2023).

Inclusions:

Fridge. Stove. Hood fan. Microwave. Dishwasher. Washer. Dryer. All light fixtures. Blinds. Drapes and rods. Garage door

opener and operator. Work bench. Basement TV mount. Alarm system.

Exclusions:

Wall mounted TV in the living room with bracket. Basement TV.

Rental Equipment:

Hot Water Tank.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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